



January 7, 2015

Mr. Keven R. Klopp  
 City of Hallandale Beach  
 400 South Federal Highway  
 Hallandale Beach, FL 33009

**RE: *The Village at Gulfstream Park – Outdoor Entertainment Amenities  
 Traffic Evaluation  
 Hallandale Beach, Florida  
 Kimley-Horn # 144863001***

Dear Keven:

This letter has been provided to address the trip generation impacts of the next proposed increment of development at The Village at Gulfstream Park, which is proposed to include commercial recreation uses. The overall Village at Gulfstream Park Development of Regional Impact (DRI) / Local Activity Center (LAC) is approved for a mix of commercial retail, office, hotel, residential, theater, recreation and open space and commercial recreational uses. Currently, a mix of commercial retail and office uses have been constructed. Table 1 below provides a summary of the total approved entitlements, currently built development, the recently constructed Pegasus statue, the recently approved condominium tower, proposed uses in the next increment of development, and remaining entitlements.

**Table 1  
 Village at Gulfstream Park DRI/LAC – Entitlement Summary**

Use	Approved Entitlement	Currently Built/Occupied	Approved but Unbuilt	Currently Proposed	Remaining Entitlements
Commercial Retail	750,000 square ft GLA	399,685 square ft GLA *	0 square ft GLA	3,600 square ft GLA	346,715 square ft GLA
Office	140,000 square ft GFA	81,524 square ft GFA	0 square ft GFA	0 square ft GFA	58,476 square ft GFA
Hotel	500 rooms	0 rooms	0 rooms	0 rooms	500 rooms
Residential	1,500 dwelling units	0 dwelling units	182 dwelling units	0 dwelling units	1,318 dwelling units
Theater	2,500 seats	0 seats	0 seats	100 seats	2,500 seats
Attraction / Commercial Recreation	**	Pegasus statue	0 square ft	8 acres	**

**Notes:**

*\*Total commercial retail building area of 399,685 square feet of gross leasable area (excluding outdoor seating and other areas included in Broward County's tabulation of square footage) has been constructed. This reflects demolition of the former Cadillac Ranch restaurant building.*

*\*\* No specific allocation provided for this use; the DRI DO and Broward County Land Use Plan allows for a tradeoff of the equivalent of 580 PM peak hour trips for other uses to an equivalent number of trips for commercial recreation uses.*

**Trip Generation**

Following is a summary of the new uses that are proposed in the next increment of development and the category assigned to each use based upon approved site entitlements:

- 3,600 square foot concession stand (categorized as commercial retail use)
- 100-seat theater (categorized as theater use)
- 8 acres of outdoor entertainment amenities, including Carousel, Ferris Wheel, and/or Pony Rides (categorized as commercial recreational uses. To determine a trip generation for these uses, the trip generation rate published by the Institute of Transportation Engineers (ITE) for Land Use 480 in *Trip Generation, Ninth Edition* was used, with overall acreage used as the independent variable). Please note that, because this calculation is based upon acreage, the trip generation calculation is not considered to be dependent upon the specific types or number of amusement attractions provided within that acreage.

The Development Order for the DRI and the Broward County LAC designation established certain trip thresholds for trip generation. Under those approvals, the project is vested for up to 3,582 gross (unadjusted) PM peak hour trips, 1,800 net new external (adjusted to account for internal capture, pass-by capture and multi-modal reductions) PM peak hour trips, and they also include a threshold for commercial recreational uses to generate no more than 580 of the total gross PM peak hour trips.

Table 2 provides a summary of the updated trip generation calculation, including the currently proposed commercial recreational attractions. As shown, The Village at Gulfstream Park will generate a total of 1,877 gross weekday PM peak hour trips, 975 net new weekday external PM peak hour trips, and 33 gross commercial recreational trips (32 associated with the proposed new uses and 1 associated with the previously-approved Pegasus statue).

The City of Hallandale Beach also maintains a summary of the trips associated with the individual uses on site, including separately accounting for the commercial recreational uses on site. This tabular summary has been updated and attached as an exhibit to this letter.

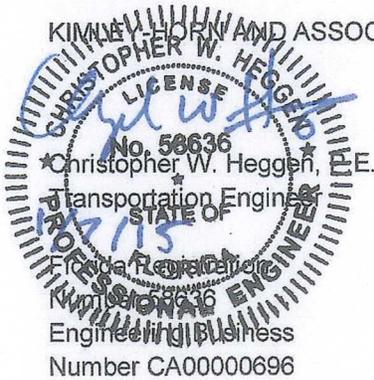
## Summary

As demonstrated, the trips generated by the uses within the DRI and LAC will still be within the originally approved entitlements for overall trips and also for the subset of commercial recreation trips. The total amount of development built and/or approved to date plus the proposed application yield a total trip generation potential of 1,877 gross weekday PM peak hour trips, with 33 of those gross PM peak hour trips associated with commercial recreational uses within the DRI/LAC boundary.

Please contact me via phone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) if you have any questions regarding this information.

Sincerely,

KIMLEY, HORN AND ASSOCIATES, INC.



Attachments

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**TABLE 2  
VILLAGE AT GULFSTREAM PARK  
TRIP GENERATION - APPROVED AND PROPOSED SITE DEVELOPMENT**

Land Use	Intensity		PM Peak Hour		
			Total	In	Out
<b>Proposed</b>					
Theater	100 seats		5	2	3
Office	81,524 s.f.		170	29	141
Hotel	- rooms		-	-	-
Residential/ Condos	182 d.u.		98	66	32
Commercial Retail	403,285 s.f.		1,571	754	817
Commercial Rec (Entertainment Amenities)	8 acres		32	20	12
Regional Park (Statue)			1	-	1
	<i>Subtotal</i>		<b>1,877</b>	<b>871</b>	<b>1,006</b>
<b>Internal Capture</b>					
Theater	100 seats		1	-	1
Office	81,524 s.f.		25	9	16
Hotel	- rooms		-	-	-
Residential/ Condos	182 d.u.		48	28	20
Commercial Retail	403,285 s.f.		252	184	68
Regional Park (Statue)			-	-	-
Commercial Rec (Entertainment Amenities)	8 acres		-	-	-
Racetrack			200	42	158
	<i>Subtotal</i>		<b>526</b>	<b>263</b>	<b>263</b>
<b>Credit for Transit/Non-Vehicular Trips</b>		3.00%	41	18	22
<b>Pass-by</b>					
Theater	100 seats	0%	-	-	-
Office	81,524 s.f.	0%	-	-	-
Hotel	- rooms	0%	-	-	-
Residential/ Condos	182 d.u.	0%	-	-	-
Commercial Retail	403,285 s.f.	26.1%	335	145	191
Regional Park (Statue)		0%	-	-	-
Commercial Rec (Entertainment Amenities)	8 acres	0%	-	-	-
	<i>Subtotal</i>		<b>335</b>	<b>145</b>	<b>191</b>
	Driveway Volume		1,310	590	721
	<b>Net External Trips</b>		<b>975</b>	<b>445</b>	<b>530</b>

**Note:**

Trip generation was calculated using the following data:

(ITE Trip Generation, 7th Edition rates, as defined in the DRI DO, except for Regional Park, which is based on 9th Edition):

**PM Peak Hour Traffic**

Use	ITE Category Used	Rate
Racetrack	*	= Trips based on the turning movement counts collected at racetrack.
Theater	*	= T = 0.052 trips per seat (48% in, 52% out)
Office	[ITE 710]	= T = 1.12(X) + 78.81 (17% in, 83% out)
Hotel	[ITE 310]	= T = 0.59 * (X) (53% in, 47% out)
Residential/ Condos	[ITE 230]	= Ln(T) = 0.82*Ln(X) +0.32 (67% in, 33% out)
Commercial Retail	[ITE 820]	= Ln(T) = 0.66*Ln(x)+3.4 (48% in, 52% out)
Regional Park	[ITE 417]	= T = 0.20 trips per acre (45% in, 55% out)
Commercial Rec (Entertainment Amenities)	[ITE 480]	= T = 3.95 trips per acre (61% in, 39% out)
<b>Pass By Rate</b>		
Commercial Retail	[ITE 820]	= Ln(T) = -0.29*Ln(X) + 5.00 (48% in, 52% out)

## VGP Com-Rec Development Tracking Chart

	Approved DRI Development Program		Existing / Permitted Development as of xx/xx/20xx	
	Intensity	Gross PM Peak Hr Trips	Intensity	Gross PM Peak Hour Trips
Office	140,000 SF	236	81,524 SF	170
Retail	750,000 SF GLA	2367	403,285 SF	1571
Residential	1,500 Units	554	182 Units	98
Hotel	500 Keys	295	0 Keys	0
Movie Theater	2,500 Seats	130	100 Seats	5
Commercial Recreation		0		33
<b>TOTAL Gross Trips (PM Peak Hour)</b>		<b>3582</b>		<b>1877</b>
				<b>975</b>



"In all cases, no Certificates of Occupancy shall be issued for Development that would, in the aggregate, generate traffic volumes that exceed 1,800 net new trips"

Approved Com. Rec. Uses	Resolution #	Date	Intensity	Gross PM Peak Hr Trips
Pegasus Park Statue	2013-144	11/20/2013	1 statue	1
Outdoor Entertainment Amenities			ferris wheel, carousel, pony rides	32
TBD				
<b>Gross Trips - Commercial Recreation Use (PM Peak Hour)</b>				<b>33</b>



Total may not exceed 580 ("580-Maximum number of p.m. peak hour trips through trade offs with other uses")

\*Monitoring Chart for Commercial Recreation Uses allowed at the Village of Gulfstream Park via "Trade-Offs" with Other Uses pursuant to Broward County Land Use Plan and the amended Development Order approved by the City Commission on August 20, 2014. This chart may only be modified by resolution of the City Commission.

# Land Use: 480

## Amusement Park

### Description

An amusement park contains rides, entertainment, refreshment stands and picnic areas.

### Additional Data

The sites were surveyed in 1970 and 1987 in California and Oklahoma. The California site, at the time of data collection (1970), had 600 employees and 3,000 parking spaces. The two sites located in Oklahoma had 108 employees and 697 parking spaces, and 300 employees and 2,200 parking spaces.

### Source Numbers

18, 269

## Land Use: 480 Amusement Park

### *Independent Variables with One Observation*

The following trip generation data are for independent variables with only one observation. This information is shown in this table only; there are no related plots for these data.

Users are cautioned to use data with care because of the small sample size.

<u>Independent Variable</u>	<u>Trip Generation Rate</u>	<u>Size of Independent Variable</u>	<u>Number of Studies</u>	<u>Directional Distribution</u>
<b>Employees</b>				
Weekday	8.33	600	1	50% entering, 50% exiting
Weekday A.M. Peak Hour of Adjacent Street Traffic	0.03	300	1	88% entering, 12% exiting
Weekday P.M. Peak Hour of Adjacent Street Traffic	0.50	300	1	61% entering, 39% exiting
Weekday A.M. Peak Hour of Generator	0.09	300	1	46% entering, 54% exiting
Weekday P.M. Peak Hour of Generator	0.52	300	1	60% entering, 40% exiting

<b>Acres</b>				
Weekday	75.76	66	1	50% entering, 50% exiting
Weekday A.M. Peak Hour of Adjacent Street Traffic	0.21	38	1	88% entering, 12% exiting
Weekday P.M. Peak Hour of Adjacent Street Traffic	3.95	38	1	61% entering, 39% exiting
Weekday A.M. Peak Hour of Generator	0.68	38	1	46% entering, 54% exiting
Weekday P.M. Peak Hour of Generator	4.11	38	1	60% entering, 40% exiting